

# Silver Spring Redevelopment Pgm -- No. 159281

Category  
Agency  
Planning Area  
Relocation Impact

**General Government**  
**County Executive**  
**Silver Spring**  
**None**

Date Last Modified  
Previous PDF Page Number  
Required Adequate Public Facility

**January 7, 2002**  
**7-185 (02 App)**  
**NO**

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY01	Estimate FY02	Total 6 Years	FY03	FY04	FY05	FY06	FY07	FY08	Beyond 6 Years
Planning, Design and Supervision	10,066	7,155	435	2,476	1,846	630	0	0	0	0	0
Land	34,661	32,366	2,295	0	0	0	0	0	0	0	0
Site Improvements and Utilities	6,407	1,683	626	4,098	2,085	2,013	0	0	0	0	0
Construction	21,717	2,135	2,589	16,993	10,112	6,881	0	0	0	0	0
Other	2,292	280	472	1,540	924	616	0	0	0	0	0
<b>Total</b>	<b>75,143</b>	<b>43,619</b>	<b>6,417</b>	<b>25,107</b>	<b>14,967</b>	<b>10,140</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

PAYGO	5,461	5,461	0	0	0	0	0	0	0	0	0
G.O. Bonds	9,574	87	514	8,973	8,973	0	0	0	0	0	0
Contributions	30	30	0	0	0	0	0	0	0	0	0
Current Revenue:											
General	703	703	0	0	0	0	0	0	0	0	0
Land Sale	5,020	1,750	0	3,270	1,270	2,000	0	0	0	0	0
Revolving Fund - Current Revenue	34,661	32,419	2,242	0	0	0	0	0	0	0	0
State Aid	19,544	3,019	3,661	12,864	4,724	8,140	0	0	0	0	0
Urban District - Silver Spring	150	150	0	0	0	0	0	0	0	0	0

## ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				1,442	81	249	278	278	278	278	0
Program-Staff				585	15	90	120	120	120	120	0
Net Impact				2,027	96	339	398	398	398	398	0
Workyears					2.0	5.0	5.0	7.0	7.0	7.0	0.0

### DESCRIPTION

This project provides for studies, streetscaping, historic preservation, environmental remediation, utility undergrounding, site improvements, land acquisition, relocation, and demolition necessary to the renewal of the Silver Spring Urban Renewal Area. This project is part of a multi-project effort by Montgomery County to support the retail-oriented redevelopment of the Silver Spring Central Business District (CBD), a total public commitment of \$176 million. This project includes demolition of Garage 1 and 1A and the Silver Spring Armory and relocation of the Armory's public meeting space to a new Silver Spring Civic Building. This PDF includes funding for a veterans' memorial to replace the memorial at the Armory, which has been razed. Development of and planning for the appropriate memorial(s) will be done in partnership with local veterans' groups. Land acquisition, relocation, and demolition expenditures shown above are funded in ALARF-MCG.

### Service Area

Silver Spring Urban Renewal Area.

### Plans and Studies

Recommendation of the Silver Triangle Working Group, December 1991; Blight Documentation of April 1992; Approved Silver Spring CBD Sector Plan of 2000; the Recommendation of the Silver Spring Alternatives Working Group, 1994; the Final Report and Recommendations of the Silver Spring Redevelopment Advisory Board, 1996; the Approved Silver Spring Urban Renewal Plan, August 1997; and the Approved Site Plan and Project Plan, July 1999.

### Cost Change

Inflation.

### STATUS

The project schedule, adjusted to conform with current project implementation expectations, does not delay opening. All of the land for the project has been acquired. Construction is complete in Section A of the project. Planning and Design Stage for Sections B, C, and D.

### OTHER

Up to \$75,000 in funds in this project will be available for consultant assistance to the County Council in its review of revitalization of the Silver Spring Urban Renewal area. The Planning Board has approved the Preliminary Plan, Project Plan, and Site Plan for the project. The Council's Planning, Housing & Economic Development (PHED) committee will continue to receive quarterly briefings to keep the County Council up to date on the progress of the project.

### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY92	(\$000)
Initial Cost Estimate		300
First Cost Estimate		
Current Scope	FY99	65,253
Last FY's Cost Estimate		74,252
Present Cost Estimate		75,143
Appropriation Request	FY03	901
Appropriation Request Est.	FY04	0
Supplemental		
Appropriation Request	FY02	0
Transfer		0
Cumulative Appropriation		39,581
Expenditures/		
Encumbrances		15,686
Unencumbered Balance		23,895
Partial Closeout Thru	FY00	0
New Partial Closeout	FY01	0
Total Partial Closeout		0

### COORDINATION

Silver Theatre  
Round House Theatre  
Silver Spring Civic Building  
Parking Town Square Garage (#61)  
Parking Silver Circle (Wayne Avenue) Garage (#60)  
City Place  
Fenton Street Village  
Department of Public Works & Transportation  
Department of Housing and Community Affairs  
Silver Spring Regional Services Center  
State of Maryland  
M-NCPPC  
Historic Preservation Commission  
Silver Spring Chamber of Commerce  
Private developers  
Affected property owners and business owners  
The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

### MAP

**See Map on Page 9-6**